

Article 58: Design Funds For Stow Town Hall Restoration

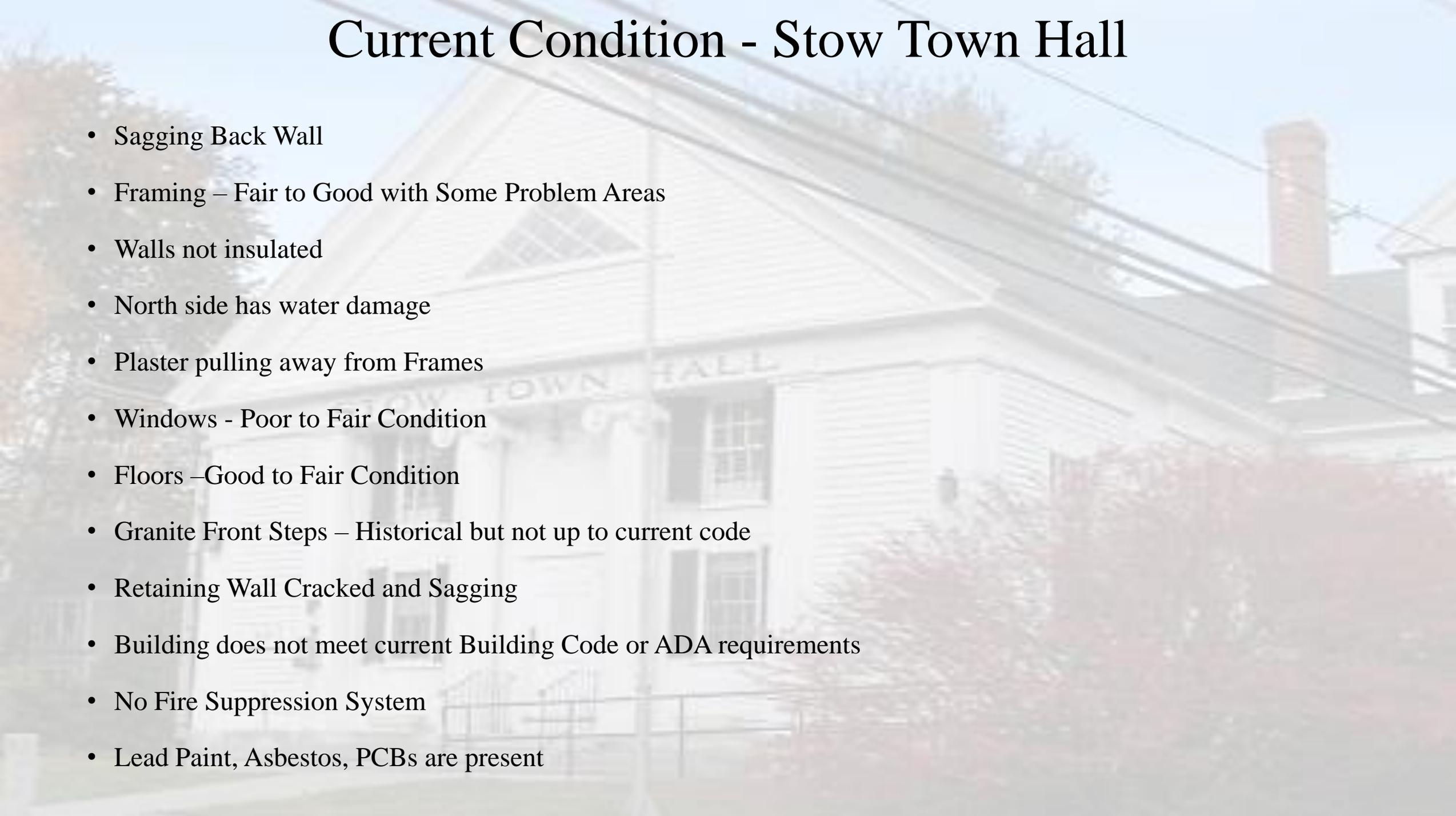
The Case for Restoration

- Preserving a Historic Town Building
 - Town-Owned Historic Buildings
 1. Stow Town Hall
 2. Old West School
 3. Randall Library
- Restoring and improving the building
 - Fix structural problems
 - Insulate building and upgrade heating system
 - Add fire suppression to protect building
 - Upgrade electrical and mechanical systems
- Help meet the demand for meeting and activity space

Stow Town Hall - The Historical Center of Stow for 160 Years

A CPA Funded Project

Current Condition - Stow Town Hall

The background image shows the exterior of Stow Town Hall, a two-story building with white horizontal siding and a gabled roof. The words "STOW TOWN HALL" are visible on the facade above the entrance. A brick chimney is visible on the right side of the building. The image is slightly faded to allow the text to be read clearly.

- Sagging Back Wall
- Framing – Fair to Good with Some Problem Areas
- Walls not insulated
- North side has water damage
- Plaster pulling away from Frames
- Windows - Poor to Fair Condition
- Floors –Good to Fair Condition
- Granite Front Steps – Historical but not up to current code
- Retaining Wall Cracked and Sagging
- Building does not meet current Building Code or ADA requirements
- No Fire Suppression System
- Lead Paint, Asbestos, PCBs are present

Current Town Meeting Spaces

Building	Room	Capacity (standing/max)	Features/Restrictions	Comments
Pompo	121	24	Sink in Room	What is the usage rate for these rooms? Is an additional 50 person meeting space needed?
Pompo	122	93	TV on wall	
Pompo	127	95	Behind COA reception desk	
Pompo	134	375	Main function room	Likely very crowded with 375 people, the low ceiling will give this an unpleasant feeling
Pompo	-	-	Commercial Kitchen Available	
Library	-	60	Use on days when Library is open. Use beyond closing time with permission.	
Town Building	3rd Floor	69	Town Gov't meeting space	
Town Building	2nd Floor	92	Town Gov't meeting space	
Town Building	1st Floor	78	Town Gov't meeting space	
Town Building	Basement	40	Town Gov't meeting space	
Town Hall	Main Floor	154	Wood dance floor, high ceiling, sink, prep space.	Unique space suitable for lectures, movies, dances, and social events. High ceiling allows for easy viewing of screen by the entire room.
Town Hall	Balcony	50	When repaired, currently off limits	
Town Hall	Basement	50	Depends on future layout, currently off limits	

Results to Date

CBI was hired for the initial phase of the Design project and prepared the following reports

- 01/31/2019 Existing Conditions Report
- 10/29/2019 Estimated Construction Only Cost totaling \$2,392,000.
- 11/15/2019 Estimated Additional Project Costs of ~ \$1.1 Million
Total Estimated Project Cost: \$3.5 Million
- 01/16/2020 Final version of CBI Feasibility Cost Estimate report.

CBI has completed the tasks it was hired to complete

Committee ready to move forward to final design stage

Historic Town Hall

Major Design Considerations

- Remove Hazardous Materials in Building & Insulate Walls
- Repair windows, walls, doors and other building features
- Update building to Code as required
- Replace stairs to basement
- Add Elevator, kitchenette, 2 accessible bathrooms & janitor closet
- Accessible entries on both floors to become primary entrances
- Modify offices for tables & chairs storage area & historical displays
- Update stage to be accessible stage
- Update A/V system
- Build Historical Commission Office in basement
- Dedicated Basement humidity control; Eliminate dampness issue
- Replace all mechanicals, bring in new heating and cooling systems

Next Steps

If Town Meeting approves funding:

Interview and hire an Architectural Firm for the following:

- Design Review
- Final Design Development
- Construction Drawing
- Support for Future Town Meeting Presentation
- Creation of Bidding Packet and Bidding Assistance

With town input, evaluate cost / benefit of project scope to maximize value to Stow residents

Research potential funding sources for construction

- CPA (Expected Primary Source of Funds)
- State Grants (Ex: Energy Efficiency Grants,)
- Private Grants & Donations
- Town – To close funding gap if necessary

Present final plan to Stow residents

Request Construction funding at a future Town Meeting